
PLANNING COMMISSION MINUTES

Meeting of July 25, 2013

City Hall Council Chambers * 290 North 100 West Logan, UT 84321 * www.loganutah.org

Minutes of the meeting for the Logan City Planning Commission convened in regular session Thursday, July 25, 2013. Chairman Simmonds called the meeting to order at 5:30 p.m.

Planning Commissioners Present: Amanda Davis, David Adams, Angela Fonnesebeck, Konrad Lee, Russ Price, Jeannie Simmonds

Staff Present: Mike DeSimone, Russ Holley, Amber Reeder, Debbie Zilles, Kymber Housley, Paul Taylor, Craig Humphreys, Bill Young

Minutes as written and recorded from the July 11, 2013 meeting were reviewed. Commissioner Davis moved that the minutes be approved as submitted. Commissioner Adams seconded the motion. The motion was unanimously approved.

PUBLIC HEARING

PC 13-025 1200 E. Rezone Zone Change Logan City/Laree Johnson-Dick Sackett, authorized agent/owner request to rezone two (2) parcels along 1200 East 1250 North from Mixed Residential High (MRH) to a mixture of eight (8) acres of Mixed Residential High (MRH) and twelve (12) acres of Neighborhood Residential Eastside (NRE). This rezone request is a result of the 2012 city-wide zoning project. TIN 05-011-0004;0005.

STAFF: Mr. DeSimone explained that this is a staff initiated rezone request based on the City's zoning project conducted last year (2012). The zoning on this site was changed in 2011 to Mixed Residential High (MRH). Neighboring residents protested the zoning change after the fact, and during the 2012 zoning project, this is one of the sites that a consensus could not be reached on a specific zone for the site. Staff put together a working committee comprised of representatives from the City, the landowner and the neighborhood to develop a consensus based zoning scheme that was compatible with the neighborhood, consistent with the landowners long term plans, and consistent with the City's General Plan. The result was a tentative project design that included high density multi-family development on the western eight (8) acres and lower density single family residential on the eastern twelve acres. This concept was presented at a Hillcrest neighborhood meeting in August 2012. Since then, the landowner's developer has withdrawn from the project and the zoning remains as Mixed Residential High as the zoning was never changed. In subsequent conversations with the landowners, it appears the property may have a purchaser and has requested that we postpone this rezone action until plans can be prepared.

Mr. DeSimone asked the Commission to continue this project to enable the landowner to firm up a purchase/sale agreement for the property.

MOTION: Commissioner Lee moved that the Commission continue PC 12-025 to the September 26, 2013 meeting. Commissioner Price seconded the motion.

[Moved: Commissioner Lee Seconded: Commissioner Price Passed: 5-0]

Yea: D. Adams, A. Davis, A. Fonnesebeck, K. Lee, R. Price Nay: Abstain:

PC 13-032 Willow Brook Town Homes Subdivision & Design Review Permit. Rod Thompson/Robert Bair, authorized agent/owner, request construction of 113 dwelling units within 29 new multi-family residential buildings. A subdivision of 31 new parcels on 10.05 acres of land adjacent to 1400 North, between 400 West and 600 West, is also requested. A clubhouse, swimming pool, storage buildings, parking lots, landscaping and full streetscape improvements will be installed. The project is located at 550 West 1400 North in the Mixed Residential Medium (MRM) zone; TIN 04-081-0018.

STAFF: Mr. Holley reviewed the Staff Report as written, recommending approval.

PROPONENT: Rod and Jake Thompson explained that they want this project to be a benefit to the area. They realize that 1400 North is a busy road and they want the front façade to look very attractive, as well as serving a much needed purpose. The design of the landscape will screen the parking area. They are proud of this project and will be including some extra amenities which will attract more affluent renters to the area.

Commissioner Adams asked if there was another way to break up the articulation so they didn't appear quite so "cookie cutter". Mr. Thompson said this design is consistent with what is in the area, however, it could certainly be modified.

Commissioner Price asked for clarification on the orientation. Mr. Thompson explained that the front façade will face 1400 North, parking will be in the rear. There will be pedestrian access from both the front and rear, with sidewalks and access entries along the front.

PUBLIC: None

COMMISSION: Chairman Simmonds asked about the variety of housing. Mr. Holley explained that in order to avoid repetitious and monotonous rows of buildings, no two multi-family buildings may possess the same street facing elevation on a block face and shall not have the same front façade as the adjacent or opposite front facades. These building variation standards can be met when four of the following eight criteria differ from one another: different mix of materials, articulation changes in wall plane, variation in roof elevation, entry/porch placement and configuration, fenestration, architectural styles, height and color.

Commissioner Lee noted that condition 10 "*No building shall possess the same front façade (as determined by at least 4 of the 8 building variety categories) as the building directly adjacent on either side*" cannot be adequately determined with the renderings presented. He would like to see a more aggressive approach to in meeting that condition.

Commissioner Price agreed and said it would be helpful to see a complete block face elevation. There has been a good attempt at changing materials, however, it is difficult determine with the renderings submitted.

MOTION: Commissioner Lee moved that the Commission continue PC 13-032 to the August 8, 2013 meeting to allow the proponent to develop new renderings outlining the variety in building design. Commissioner Price seconded the motion.

[Moved: Commissioner Lee Seconded: Commissioner Price Passed: 5-0]
Yea: D. Adams, A. Davis, A. Fonnesbeck, K. Lee, R. Price Nay: Abstain:

PC 13-035 LDC – Gateway Zone Code Amendment. Logan City is requesting to amend the Land Development Code Use Table 17.17.030. Change outdoor storage, warehouse, freight movement and waste-related use from not permitted to be allowed by conditional use.

STAFF: Ms. Reeder reviewed the Staff Report as written, recommending approval to the Municipal Council for the proposed amendment to the Land Development Code (LDC) Table §17.17.030 Allowed Uses in District and Corridor Zones, modifying the proposed uses from “N” (not permitted) to “C” (requiring a Conditional Use Permit) in the Gateway zone.

The City recognizes that the nature of each of the Gateway areas is different and so the uses should be considered carefully. The uses of outdoor storage, warehousing, and waste-related transfer may not be appropriate for all areas designated as Gateway but may be compatible if designed appropriately. The project under consideration for SA Ferrous Industries on the West Gateway is an example where it may be appropriate with the proper design considerations. Allowing for the uses by Conditional Use Permit allow for discretionary consideration on the impacts that affect the use and enjoyment of adjoining properties and perception of the City at its “gateway”.

PUBLIC: Greg Merrill, owner of the parcel, provided a history of the property. The property to the north is undeveloped natural wetland, the south is the Logan landfill, the east is undeveloped and the west is owned by the County and being used as a salvage yard. In 2011 he tried to sell the property, however, he learned because it had been rezoned Gateway, the value had dropped significantly. He asked the Commission to realize that this property, although zoned Gateway, is surrounded by parcels with uses that are not intended to be in the Gateway zone.

Alex Bearnson, the manager of the SA Ferrous Industries, purchasing the land from Mr. Merrill, pointed out that this property borders the landfill and environmental transfer center. Moving forward, he hopes that the same standard will be held to all the properties in that area. The intent is to make the property look nice. He would like to fit in with the surrounding land uses and is in favor of the Code Amendment.

COMMISSION: Mr. DeSimone pointed out that this west Gateway area contains the environmental transfer center, the sewer treatment ponds and predominately public buildings. The Use Chart for this zone does not distinguish the different Gateway corridors. These types of uses may not be appropriate within the south Gateway corridor, but would be in this location, which is the resulting challenge. One of the goals of reviewing the Land Development Code is to create more of a form based code, which concentrates more on physical form, rather than separation of uses. As long as the use is not detrimental, the focus should be more on the aesthetics of the site.

Chairman Simmonds expressed her strong conviction that the planning process is, and should be, directed toward the future, not necessarily what is currently there.

Mr. Holley explained that the purpose of the Gateway zone is to develop aesthetically pleasing, high quality, and economically functional highway entrances to the City. Corporate campuses, recreational uses and open space will be the primary uses. Gateway development and design standards are intended to accomplish: attractive buildings with large setbacks from primary roadways, preservation of open spaces and natural areas, and high quality site and building designs.

Commissioner Adams noted that this west Gateway is much different from the north and south Gateway. The ability to allow a use based on a Conditional Use Permit does allow for some flexibility. Mr. DeSimone agreed and explained that the frustration relates to the restrictive uses allowed in the Gateway zone. For example, ICON is clearly not allowed in the Gateway zone; however, they function just fine. The intent is for some type of campus setting (setback with green space) and the design is what is key, the goal is to capture more of the aesthetics rather than the use.

Chairman Simmonds expressed concern that a change, which might benefit this particular situation, will affect all the Gateway zones.

Mr. DeSimone explained that the Gateway is currently a zoning category that is so restrictive that most of the uses currently within the zone are nonconforming.

Commissioner Lee suggested an alternative strategy which would have differently zone Gateways (i.e. Gateway-West, South, North); therefore, rather than making a change to the entire Gateway zone, there could be specific standards for each particular Gateway corridor.

Commissioner Fannesbeck noted that the west Gateway is very unique due to the current uses; however she is concerned that this change would then create allowances in all the Gateway zones. She said she appreciates Mr. Merrill's comments about the history of the property and he makes some very good points, nevertheless the Planning Commission's role is to plan for the future, rather than accommodate specific projects.

Commissioner Price noted that the Commission is often asked to weigh forms against uses, however there needs to be some recognition that there are some uses which inherently have a visual impact that may not be desired (for example, the current salvage yard near this project). If the use could be contained within the campus style design, it would be much more desirable.

Chairman Simmonds asked if it would be possible to create specific Gateway zones. Mr. DeSimone said that could be done. Mr. Housley, the City Attorney, suggested considering how many Gateway zones would actually need to be created, for example the north and south zones could possibly have the same specifications.

Commissioner Fannesbeck pointed out the need to ensure that the west Gateway zone does not become a row of outdoor dumps and storage sheds; the bigger picture should be carefully considered.

Mr. DeSimone advised that Staff will withdraw this project and bring a new project before the Commission in September.

PC 13-033 SA Ferrous Industries Design Review & Conditional Use Permit. Dennis Parry/Gregory Merrill, authorized agent/owner, request to construct a 3,000 SF office building and a 45,000 SF warehouse on 9.37 acres at 200 North 1900 West in the Gateway (GW) zone; TIN 05-060-0011.

STAFF: Ms. Reeder reviewed the Staff Report as written, recommending approval. The subject property is 9.37 acres at the southeast corner of 200 North and 1900 West. The proposal includes a design review for new development and a conditional use permit for the proposed use, pending approval of a code amendment in the Gateway zone. Development includes a new office on the corner of the property, parking area, area future development, and warehouse facility for sorting and transfer of recycled materials including pulp paper, plastics, and metals.

PROPONENT: Alex Bearson, the manager of SA Ferrous Industries, said there will be no open storage. The company provides recycling services to companies such as ICON, Thermo Fisher and Pepperidge Farms. He said they plan to build a beautiful, state of the art facility. All work will be inside the facility. He hopes that all the adjacent properties will be held to the same standards.

PUBLIC: Craig Wyatt said this seems to "smack in the face that the City can do what they want in that corridor, but a private citizen wants something and you're picking it apart". He said this seems to be quite "heavy handed government".

Greg Merrill asked about the adjoining City projects. Ms. Reeder explained that they have been reviewed by the Commission and met all the requirements in place at the time of application. Mr. Merrill said they should all have the same requirements.

Ruelinda Nixon helped design this project and advised that there is only so much that can be done to make it look nice. Because of the location, this project should be given some consideration, especially related to economic feasibility. She said this project is perfectly suited for the location.

COMMISSION: Chairman Simmonds asked about curb, gutter and sidewalk. Mr. Reeder said that has not been required at this point and will need be evaluated and decided by the Public Works Department and UDOT.

Ms. Reeder assured Commissioner Fonnesbeck that Staff is comfortable with condition 7 and 9 and that the setback on 1900 West will be moved back for additional landscaping.

Commissioner Price asked about the metal siding that will be used. Mr. Bearnson said corrugated steel, like on Cache Food Pantry building, will be used. It will be painted and patterned to look more office/commercial style rather than warehouse. The warehouse roof will be steel and solar panels and will not be visible.

Mr. Bearnson explained for Chairman Simmonds that the mechanical equipment will be on the back of the project, south end and will be enclosed.

Commissioner Price asked about the area on the south side. Mr. Bearnson said there could be some scrap wood or concrete temporarily stored there until it could be processed, however, everything will be kept below the 8' fence and screened from the road. Mr. DeSimone pointed out that additional landscaping could also help with screening concerns.

Chairman Simmonds expressed concern with the length and wide of the solid façade. Although it would face the landfill, that may change in the future. Her desire is for more visual breakup on that side. Commissioner Price agreed. Ms. Reeder pointed out that there are different types of materials and articulation at the base and that this south elevation is not considered 'exposed'.

Commissioner Price expressed concern that due to the use, this project is not being held to the same form standards. Chairman Simmonds agreed. Ms. Reeder said there were considerations on the type of building based on the needs of the project.

Chairman Simmonds asked about the bin storage location. Mr. Bearnson said there would be a few bins in the yard at any given time to be used for drop off. The bins can be stored in the rear and will be screened by the fence. They can be moved and/or adjusted as necessary.

Commissioner Lee said the project is a great use for the property. He expressed concern with condition 9 regarding interior landscaping and felt that a Performance Landscaping Plan would be sufficient to give the landowner more flexibility. This project will provide a useful resource to the community. Commissioner Adams agreed.

Changes to the wording of the conditions was discussed and changed in the amended conditions contained within the motion.

MOTION: Commissioner Lee moved that the Commission conditionally approve a Design Review and Conditional Use Permit for PC 13-033 with the amended conditions of approval as listed below. Commissioner Davis seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. Subject to approval of the proposed text amendment, allowing for the proposed uses as conditional uses in the Gateway zone.
3. The outside bin storage area shall be relocated from the 1900 West frontage. Outside storage on the site shall be screened and shall not extend above the height of a sight-obscuring screening fence.
4. A public pedestrian entrance is required on the north and west elevations facing public streets. Weather protection (awnings, canopies, colonnades, marquees, building overhang) required for all ground floor entrances.
5. Right-of-way improvements (curb, gutter, park strip, street trees, and sidewalk) to be constructed on street frontages.
6. A pedestrian path between buildings on the site shall be delineated.
7. Land set asides required per code, a minimum of 20% of the site (81,632 SF) to be open space and a minimum of 10% of the site (40,816 SF) to be useable outdoor space. The landscaped setback on 1900 West is to be extended to provide additional landscaped area.
8. A Performance Landscaping Plan, prepared in accordance with LDC §17.39 shall be submitted to the Community Development Department for approval prior to the issuance of the building permit. The plan shall include the following:
 - a. Street trees to be provided along frontages at a minimum of 1 tree per 30' of frontage, species approved by City Forester.
 - b. Open Space (landscaped) areas and useable outdoor space shall consist of a minimum of 30% of the total site.
 - c. 20 trees per gross acre of land and 50 shrubs/perennials/ornamental grasses per gross acre of land shall be planted throughout the property (25 % shall be evergreen) as per LDC §17.39.050. A minimum of 5 species of trees are required.
 - d. Vertical landscape shall be provided in bermed areas to visually screen parking areas. Plant species should vary and provide visual interest year round.
9. Screening shall be implemented on the interior of the site, adjacent to the warehouse or in areas that will allow vertical landscaped elements to screen the warehouse building.
10. The north and west elevations of the office building shall provide for 30% transparency (window fenestration) in their design.
11. A screening fence is required on the north and west sides of the facility. The fencing must be 8' tall, be solid and sight-obscuring, have landscaping along the entire fence line, and be constructed of a durable material such as wood or masonry.
12. Prior to issuance of a building permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. Fire
 - i. Approved fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed, or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements and shall extend to within 150' of all portions of the facility, and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility.
 - ii. All portions of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 400' from a hydrant on a fire apparatus access road, as measured by an approved route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided.
 - iii. Each building and suite shall be labeled to be seen from the street for approaching emergency vehicles.
 - iv. Fire sprinkler and fire alarm systems required.

b. Light and Power

- i. Require a one line diagram, a load data sheet, a digital site plan in AutoCAD format (DWG) and Public Utility Easements (PUE) on all property lines, 5' PUE on all property lines facing a road and a 10' PUE on all other property lines.

c. Engineering

- i. Connect to City water line at approx. 1400 N and extend to site. Provide water model of new line to ensure size is capable of meeting flow requirements. Minimum line size for industrial/commercial is 12".
- ii. Need sewer easement and agreement with City to connect sewer to landfill system.
- iii. Need water agreement for services outside of public right-of-way.
- iv. Permission and encroachment permits must be obtained from UDOT for new water line extension.
- v. Comply with Public Works design and construction standards & specifications.

FINDINGS FOR APPROVAL

1. The building is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjoining or area properties because of the building design, landscaping, and setbacks are consistent with area properties.
2. As conditioned, the project conforms to the requirements of Logan Municipal Code Title 17.
3. The project is consistent with the intent of the Gateway Zone as stated in LDC §17.16.040E.
4. The use provides adequate off-street parking in conformance with Title 17.
5. The project, as conditioned, conforms to landscaping requirements in Title 17.
6. The project met the minimum public noticing requirements of the Land Development Code and the Municipal Code.

[Moved: Commissioner Lee Seconded: Commissioner Davis Passed: 5-0]
Yea: D. Adams, A. Davis, A. Fonnesbeck, K. Lee, R. Price Nay: Abstain:

PC 13-036 Stevens Henager EMD Sign Design Review. YESCO/Logan Crossroads Office LLC, authorized agent/owner, request to replace the existing EMD Monument sign with a larger one at 755 S. Main Street in the Commercial (COM) zone; TIN 02-065-0038.

STAFF: Mr. Holley reviewed the Staff Report as written, recommending approval.

PROPONENT: Deanne Leatherman, from YESCO, explained that the proposed sign will use less electricity and be more efficient and user-friendly than the existing sign.

PUBLIC: None

COMMISSION: None

MOTION: Commissioner Davis moved that the Commission conditionally approve a Design Review Permit for PC 13-036 with the conditions of approval as listed below. Commissioner Fonnesbeck seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. The monument sign is approved at 44.6 SF, with an EMD portion of 26.5 SF.
3. No off-premise advertising shall occur on any portion of the sign.
4. The EMD sign transitions, frame effects, dwell time, operational characteristics shall comply with LDC §17.40.160.
5. The following transitional effects are prohibited: flashing, blank white transitions, blinking, starbursts and any frame effect not listed as permitted in LDC §17.40.160.C.

6. Each message/ advertisement (spot) displayed on the EMD shall have a dwell time of a minimum of three (3) seconds.
7. Brightness levels shall not exceed the illumination standards indicated in LDC §17.40.160.C.6.
8. This EMD sign and any other permanent commercial signage proposed on this property shall obtain a sign permit from the Department of Community Development prior to installation. Exact sign measurements, both existing and proposed shall be reviewed for compliance. The sign permit shall be issued as per LDC §17.40.
9. Any exterior lighting intended to illuminate signage on this property shall be down lit and have a concealed lighting source.

FINDINGS FOR APPROVAL

1. The project has been revised and amended by the conditions of project approval to address the issues and concerns raised within the public and administrative records.
2. The project has been revised and amended by the conditions of project approval to conform to the requirements of Title 17 of the Logan Municipal Code, the City of Logan Public Works Standards and Specifications, and the requirements of various departments and agencies.
3. The project is compatible with existing land uses and zoning regulations for Commercial zones.

[Moved: Commissioner Davis Seconded: Commissioner Foncesbeck Passed: 5-0]
Yea: D. Adams, A. Davis, A. Foncesbeck, K. Lee, R. Price Nay: Abstain:

PC 13-037 Darwin's Landing Design Review. Architectural Nexus/Mortensen Properties LC, authorized agent/owner, request the demolition of the existing home and the construction of a new vertical mixed-use building containing ground floor commercial and three (3) upper floor residential apartments at 780 East 700 North in the Mixed Use (MU) zone; TIN 06-053-0011.

STAFF: Mr. Holley reviewed the Staff Report as written, recommending approval.

PROPONENT: David Abraham, the project architect from Architectural Nexus, explained that vehicle circulation will be internal to the site and should not add to the congestion. The goal is to emphasize walkability with a project that fits in with the surrounding area. He confirmed for Chairman Simmonds that the mechanical equipment will be screened behind the tower element, south of the stair tower on the major portion of the building. He explained that the exterior materials will include hardy board siding, metal panels and natural wood elements.

Tyler Mortensen and Preston Parker advised that the commercial space will be a small restaurant/eatery which will serve a light breakfast, fresh produce, sandwiches and burgers.

PUBLIC: Mr. Holley received a phone call from a nearby resident concerned with additional traffic on Darwin Avenue, which is already a congested area.

Zoe Cardon grew up in the area and owns the only single-family home left on Darwin Avenue. She appreciates the City trying to deal with the sprawl of concrete in the area; however, she is opposed to the project. Darwin Avenue has become an "island of congestion" and adding a commercial component to this location is not the thing to do. She would like the area to become more open and not increase vehicle and pedestrian traffic.

Andrew Dolan expressed concern with a large mature tree located west of the proposed building. He would very much like the tree to remain.

COMMISSION: Chairman Simmonds asked about curb, gutter and sidewalk. Mr. Holley advised that Darwin Avenue and 700 South will receive full streetscape improvements.

Chairman Simmonds asked about the delivery/unloading area which would be servicing the commercial component. Mr. Holley explained that it will most likely be a smaller truck/van type of vehicle which will handle these functions during off-hours.

Commissioner Adams asked about the proposed commercial space. Mr. Holley said it is planned for a small restaurant/eatery; the intention is for a walk in type of facility to cater to nearby residents and students.

Commissioner Price expressed concern with increased pedestrian traffic and asked if Engineering and Public Works had reviewed the project. Mr. Holley explained that both departments had reviewed the project.

Commissioner Davis asked if the parking would need to be adjusted if the commercial component changed. Mr. Holley said it is being proposed at the highest standard for all potential options.

Commissioner Price said he likes this project.

Commissioner Lee said this is a great project, a good design and improvement to that property. The only concern is the pedestrian traffic in the area.

Commissioner Fonnesebeck said she is very excited to see a real mixed-use project that is compatible with the area.

MOTION: Commissioner Davis moved that the Commission conditionally approve a Design Review Permit for PC 13-037 with the conditions of approval as listed below. Commissioner Price seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. Full streetscape improvements, including curb, gutter, park strip, street trees and sidewalk, as per city standards and specifications, shall be installed along both street frontages.
3. A Performance Landscaping Plan, prepared in accordance with LDC §17.39 shall be submitted to the Community Development Department for approval prior to the issuance of the building permit. The plan shall include the following:
 - a. Street trees shall be provided in park strips along all street frontages, spaced every 30'. Species and sizes approved by the Logan City Forester.
 - b. Open space and useable outdoor space areas shall meet the minimum requirements of LDC §17.15.050.
 - c. In addition to the required street trees, three (3) trees and nine (9) shrubs shall be planted on the project site.
 - d. The small planting bed adjacent to the ADA parking stall at the northeast corner shall have additional shrubs and flowers to better screen parking areas from public sidewalks.
 - e. Varieties and sizes of all plant material shall be specified on the plan and plant quantities shall be per LDC §17.39.050.
4. All dumpsters shall be visually screened or buffered from public streets by either the use of landscaping, fencing, gates or walls.
5. A minimum of 12 vehicular parking stalls and 5 lockable bicycle stalls shall be provided.
6. The Commission accepts the parking stall behind the wooden screen wall (5' from the front property line) with the condition that dense shrubbery is planted in front of the wooden screen wall.
7. In accordance with LDC §17.50.080 the Commission accepts the 27% transparency for the west (corner) façade as substantial conformance to the required 30%.
8. Weather protection shall be provided at all exterior street facing entrances.

9. In accordance with LDC §17.50.080 the Commission accepts the 58% building frontage along 700 North, without the consideration of the wooden screen wall, as substantial conformance to the required 60%.
10. All exterior lighting, including exterior building lighting, shall be down-lit concealed source lighting and shall be reviewed and approved prior to the issuance of a building permit.
11. All rooftop mechanical equipment shall be completely screened and setback from view from the street.
12. No signs are approved with this permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
13. No fences are approved with this permit. All fences shall be approved and permitted by staff in accordance with the Land Development Code.
14. Prior to issuance of a building permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. Engineering
 - i. Construct curb, gutter, park strip, and sidewalk on Darwin Ave and 700 N.
 - ii. Site plans indicate an entrance off Darwin Ave. and an exit from the property onto 700 N. Reduce entrances and exits from the property to minimum widths (12-14') for each with proper signage and flow arrows.
 - iii. Indicate on the site plan the location of the planned delivery loading and unloading area servicing the commercial portion of building.
 - iv. Comply with current City storm water requirements.
 - v. Separate water and sewer services to commercial and residential uses.
 - b. Environmental
 - i. The dumpster cannot be accessed facing straight west, so the approach will need to be adjusted so the dumpster faces south west. The collection truck will use Darwin Avenue as part of its approach. The Pi Kappa Alpha Fraternity across the street to the north at 759 East 700 North will continue to share this dumpster.
 - c. Fire
 - i. Access is adequate from 700 North and Darwin.
 - ii. Code requires fire sprinklers to be installed.
 - iii. Fire hydrant location adequate
 - iv. Water supply is marginal.
 - d. Water
 - i. Backflow protection meeting current codes and policies will be required on all culinary water connections. New water connections off the 8", not the 4", water main on 700 north.

FINDINGS FOR APPROVAL

1. The project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, materials, landscaping, and setbacks to adjacent development.
2. The project conforms to the requirements of Logan Municipal Code Title 17.
3. The project provides adequate open space/useable outdoor space in conformance with Title 17.
4. The project provides adequate off-street parking in conformance with Title 17.
5. The project meets the goals and objectives of the MU zoning designation within the Logan General Plan by providing high-quality commercial services and residential housing options near roadways, and is designed for easy circulation of both pedestrian and vehicles.
6. The project meets the goals and objectives in the General Plan by creating efficient infill and redevelopment that better utilizes and puts less strain on existing utilities, infrastructure and roadways.
7. The project complies with maximum height, density and building design standards and is in conformance with Title 17.
8. The project substantially conforms to transparency requirements on the corner façade at 27% and exceeds the requirements on the front façade at 34%.

9. Considering the wooden screen wall on the front façade the project complies with minimum building frontages at 65% and substantially complies with minimum building frontages without the screen wall at 58%.
10. The minimum public noticing requirements of the Land Development Code and the Municipal Code were met.
11. Darwin Avenue and 700 North Street provide access and are adequate in size and design to sufficiently handle automobile traffic related to the land use.

[Moved: Commissioner Davis Seconded: Commissioner Price Passed: 5-0]
Yea: D. Adams, A. Davis, A. Fonnesbeck, K. Lee, R. Price Nay: Abstain:

PC 13-038 1000 W 390 N Bldg Addition Design Review. Robert Lundskog/Log Enterprises LLC, authorized agent/owner, request to add 6,000 SF to the north side of the existing building, re-face and upgrade the building to match the new construction. Pave and landscape the remaining open areas to match up with UDOT SR-252 Project at 390 North 1000 West in the Commercial (COM) zone; TIN 05-085-0009.

STAFF: Ms. Reeder reviewed the Staff Report as written, recommending approval.

PROPONENT: Robert Lundskog said that additional windows could be added to the office area portion, to the maximum extent possible (substantial compliance). He said that they would not be storing anything that is taller than the screening fence.

PUBLIC: None

COMMISSION: Commissioner Davis asked if there was a height limit on items that could be stored within the fenced storage area. Ms. Reeder said that a condition can be added to stipulate that nothing can be taller than the screening fence.

Chairman Simmonds would like to see more transparency in the office area section of the building.

Commissioner Price asked about the articulation on the west elevation. Ms. Reeder advised that they have provided a change of material with some level of detail by the panels in the stucco and the change in color.

MOTION: Commissioner Adams moved that the Commission conditionally approve a Design Review Permit for PC 13-038 with the amended conditions of approval as listed below. Commissioner Price seconded the motion.

CONDITIONS OF APPROVAL

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. The addition will continue at the setback of the existing building. Parking is permitted on the west side of the building as there is a landscaped area between the sidewalk and the building providing a visual buffer for the parking.
3. The impound area and any outside storage areas will be screened with a sight-obscuring material and vertical landscaping, to be approved by staff. A fence permit will be required.
4. Access from 1000 West must be approved per the Utah Department of Transportation.
5. Due to finding based on business needs transparency on the north and west elevations is allowed to be reduced. Additional windows, to the extent possible, to be added to the office are on the west elevation.
6. A Performance Landscaping Plan, prepared in accordance with LDC §17.39 shall be submitted to the Community Development Department for approval prior to the issuance of a building permit. The plan shall include the following:

- a. Open space (landscaped areas) and usable outdoor space shall consist of a minimum 20% of the total site.
 - b. A minimum of 20 trees and 50 shrubs/perennials/ornamental grasses shall be planted throughout the property (25% shall be evergreen) in accordance with LDC §17.39.050.
 - c. Vertical landscape shall be provided in bermed areas to visually screen parking and service areas. Plant species should vary and provide visual interest year round.
 - d. Street trees are required; species to be determined by the City Forester.
7. All exterior lighting shall be down-lit concealed source lighting. Exterior building lights shall be in compliance with LDC §17.11.140.
8. No signs are approved with this permit. All signs must be approved through the Sign Permit process.
9. Prior to the issuance of a building permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
- a. Fire
 - i. Access from 400 North and 1000 West, fire hydrant location and water supply all appear to be adequate.
 - b. Environmental
 - i. Coordinate dumpster location with the Environmental Department.
 - c. Engineering
 - i. Provide storm water detention/retention per City standards for entire site.
 - ii. Provide separate water and sewer services for the new building or as required by the Engineering Department.
 - iii. Provide documentation from CAMP for UDOT approval of site changes and access to SR-252.
 - d. Water
 - i. Both buildings (new and existing) will have to meet current code for backflow requirements; double check testable backflow preventer assembly will need to be installed on all culinary drinking water connections.
 - ii. Landscape irrigation system shall meet current backflow prevention codes.

FINDINGS FOR APPROVAL

- 1. The building is compatible with surrounding land uses of the CS zone and will not interfere with the use and enjoyment of adjoining or area properties because the building design, landscaping and setbacks are consistent with area properties.
- 2. The project conforms to the requirements of Logan Municipal Code Title 17.
- 3. The project is compatible with the surrounding neighborhood character as this is a commercial service area and the project will bring more customer traffic into the area and enhance commercial activity for the surrounding properties.
- 4. The addition is setback to the current setback of the existing building, which reflects the surrounding pattern. Parking is extended along the front of the building, consistent with the existing structure. The negative effects of parking between the road and the building are mitigated by the landscaping and parking setback.
- 5. The project has provided for architectural variation on the façade in lieu of transparency as the nature of the industrial and warehouse uses are not conducive to window transparency.
- 6. The orientation of the building provides a front entrance and a pedestrian walkway providing access.
- 7. The use provides adequate off-street parking in conformance with Title 17.
- 8. The project, as conditioned, conforms to the landscaping requirements in Title 17.
- 9. The project meets the goals and objectives of the Commercial Services Zoning designation within the Logan General Plan by providing commercial services along high capacity roads.
- 10. The minimum public noticing requirements of the Land Development Code and the Municipal Code were met.

[Moved: Commissioner Adams Seconded: Commissioner Price Passed: 5-0]

Yea: D. Adams, A. Davis, A. Fonnesbeck, K. Lee, R. Price Nay: Abstain:

PC 13-039 Hospital Remodel & Budge Clinic Addition Design Review, Conditional Use, Code Amendment & Zone Change. IHC, authorized agent/owner, request an amendment to the Land Development Code Section 17.30 to add a Hospital Overlay. The proposal also includes the addition of an approximately 89,000 SF addition to the Budge Clinic on the southwest side of the hospital. The addition would be four (4) floors. Three (3) floors will be for physicians' offices and one floor for outpatient medical services. When the addition is completed, the hospital will then remodel approximately 60,000 SF of interior space in the clinic and medical arts areas. Two new entrances on the west and south sides will be created at 500 East 1400 North in the Commercial (COM) zone; TIN 05-016-0028.

STAFF: Mr. DeSimone explained that the purpose for the creation of this overlay zone is to enable the existing hospital to construct the proposed addition (before the PC on the same docket) as well as in anticipation of future expansion plans involving replacement of the towers. Future expansion plans call for the existing towers to be replaced with structures ranging in height from 90' – 120' depending upon current design considerations. Hospital stories are typically taller than conventional commercial or residential stories and may range in height from 15' – 20' per story due to the type of mechanical and other support equipment necessary.

Staff finds that the proposed amendments will enable the hospital to continue to grow in response to increasing demands while remaining a permanent fixture in Logan. The proposed overlay district will be applicable to the existing hospital site, will enable the expansion of the hospital vertically as opposed to horizontally, and will require the adherence to height transition standards to ensure adequate transitioning is implemented in order to minimize impacts on neighboring properties. Staff would recommend that the Planning Commission forward a recommendation of approval to the Council for their consideration.

Ms. Reeder reviewed the request for the Design Review and Conditional Use Permits for the addition/remodel as outlined in the Staff Report, recommending approval.

PROPONENT: Steven Dibble, representing IHC, explained that medical facilities require 16' floors. The parking structure is now complete, which will allow for the use of the current parking lot to be used for construction. Mr. Dibble answered for Commissioner Price that all mechanical equipment will be on the roof and screened; they will be using the existing chiller and boiler.

PUBLIC: None

COMMISSION: Commissioner Adams asked if there are other buildings in the area comparable to 120'. Mr. DeSimone said the Eccles Theatre is approximately 85' and the business building on the USU campus is 150'.

Commissioner Lee was excused at 8:40 p.m.

MOTION: Commissioner Price moved that the Commission forward a positive recommendation to the Municipal Council for approval of a Hospital Overlay zone as outlined in PC 13-039 to enable the existing hospital for construction taller than the underlying zoning. Commissioner Fannesbeck seconded the motion.

FINDINGS FOR APPROVAL for HOSPITAL OVERLAY ZONE CODE AMENDMENT

1. Utah State Law authorizes local Planning Commissions to recommend ordinance changes to the legislative body (Municipal Council).
2. The amendment is in conformance with the requirements of Logan Municipal Code Title 17.51.
3. The amendment establishes a new maximum height specifically for hospital uses and is not applicable elsewhere without additional review by both the Planning Commission and the Municipal Council.

4. The amendment will enable the existing hospital facility to remain competitive by permitting future redevelopment efforts that are, by function, taller, than the underlying base zone permits.
5. Impacts to neighboring properties will be evaluated at the time a Conditional Use Permit is reviewed. The minimum height transition standards currently in place within the Land Development Code will ensure that structures exceeding the maximum base zone height are adequately setback from any property lines.
6. The provisions of this Hospital Overlay Zone do not alter the permitted or prohibited uses of the underlying base zone.
7. The provision of a Hospital Overlay Zone is consistent with the overall goals and objectives of the Logan General Plan as it seeks to ensure the existing complex remains a viable component of the community.
8. No public comment has been received regarding the proposed Hospital Overlay Zone.

Moved: Commissioner Price Seconded: Commissioner Fonnesebeck Passed: 5-0]
Yea: D. Adams, A. Davis, A. Fonnesebeck, K. Lee, R. Price Nay: Abstain:

MOTION: Commissioner Price moved that the Commission conditionally approve a Design Review and Conditional Use Permit for PC 13-023 with the conditions of approval as listed below. Commissioner Adams seconded the motion.

CONDITIONS OF APPROVAL for DESIGN REVIEW & CONDITIONAL USE PERMIT

1. All standard conditions of approval are recorded and available in the Community Development Department.
2. A Performance Landscaping Plan, prepared in accordance with LDC §17.39 shall be submitted to the Community Development Department for approval prior to the issuance of the building permit. The plan shall include the following:
 - a. Varieties and sizes of all plant material shall be specified on the plan and plant quantities shall be per LDC §17.39.050.
 - b. Plant material shall be placed around the perimeter of the building footprint in a 3' minimum planting strip to screen foundations and grade changes with the exception of entrances, full glass facades, patios and utilities.
3. A survey of the bicycle facilities will be provided for review with parking requirements.
4. Height is allowed to a maximum of 72' 4" to the top of the rooftop mechanical screen parapet and an average building elevation of 60' subject to the applicable Code.
5. Exterior lighting and pole height will be reviewed and approved as per current LDC regulations prior to the issuance of a building permit.
6. All exterior lighting, including exterior building lighting, shall be down-lit concealed source lighting and shall be reviewed and approved prior to the issuance of a building permit.
7. No signs are approved with this permit. All signage shall be approved and permitted by staff in accordance with the Land Development Code.
8. The building setback on 400 East is accepted without frontage at the minimum setback as the proposal is an addition to an existing building and will reduce parking between the building and street.
9. Prior to issuance of a building permit, the Director of Community Development shall receive a written memorandum from each of the following departments or agencies indicating that their requirements have been satisfied:
 - a. Engineering
 - ii. Comply with City design and construction standards.
 - b. Water/Cross Connection
 - i. Culinary water connections and point-of-use connections will be required to meet all applicable codes as they relate to cross connection control and backflow prevention.

FINDINGS FOR APPROVAL for DESIGN REVIEW & CONDITIONAL USE PERMIT

1. The project is compatible with surrounding land uses and will not interfere with the use and enjoyment of adjacent properties because of the building design, materials, landscaping, and setbacks to adjacent development.
2. The project conforms to the requirements of Title 17 of the Logan Municipal Code.
3. Adequate open space and useable outdoor space is provided in conformance with Title 17.
4. The project provides adequate off-street parking in conformance with Title 17.
5. The project meets the goals and objectives of the COM zoning designation within the Logan General Plan by providing for hospital services.
6. The project complies with design standards and is in conformance with Title 17.
7. The minimum public noticing requirements of the Land Development Code and the Municipal Code were met.
8. 1400 North provides access and is adequate in size and design to sufficiently handle automobile traffic related to the land use.
9. The setback of the building from adjacent residential areas will allow for additional height to be compatible with the surrounding neighborhood.

Moved: Commissioner Price Seconded: Commissioner Adams Passed: 4-0]
Yea: D. Adams, A. Davis, A. Fonnesebeck, R. Price Nay: Abstain:

PC 12-058 LDC Text Amendment (continued from previous meetings) Amend sections 17.04-17.08 redefine the residential zones and densities in Logan City; 17.12 redefine residential zones; 17.13 amend residential use table; 17.14 clarify general residential development standards; 17.15 clarify specific residential development standards; 17.62 definitions.

MOTION: Commissioner Adams moved that the Commission continue PC 12-058 to the August 8, 2013 meeting. Commissioner Fonnesebeck seconded the motion.

[Moved: Commissioner Adams Seconded: Commissioner Fonnesebeck Passed: 4-0]
Yea: D. Adams, A. Davis, A. Fonnesebeck, R. Price Nay: Abstain:

WORKSHOP ITEM(S) for August 8, 2013

- ✓ PC 13-040 Rooftop Investments Subdivision
- ✓ PC 13-041 Roxanne Pauni Daycare
- ✓ PC 13-042 Old Farm Subdivision

Meeting adjourned at 9:01 p.m.

Minutes approved as written and digitally recorded at the Logan City Planning Commission meeting of July 25, 2013.

Michael A. DeSimone
Community Development Director

Jeannie Simmonds
Planning Commission Chairman

Russ Holley
Senior Planner

Amber Reeder
Planner II

Debbie Zilles
Administrative Assistant